

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-08-UN-32-0001

Obligation Date:**Grantee Name:**

Clark County, NV

Award Date:**Grant Amount:**

\$29,666,798.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Lyndee Lloyd Cichon

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Clark County proposes to amend the 2008 Action Plan and Consolidated Plan to fulfill the application requirements to receive Neighborhood Stabilization Program (NSP) funds through the U.S. Department of Housing and Urban Development (HUD), authorized under Title III of the Housing and Economic Recovery Act of 2008 (HERA). This law provides under a rule of construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. As a the lead agency for the Urban County CDBG Consortium 2006-2008, Clark County will submit this Substantial Amendment on behalf of Clark County and the City of North Las Vegas. Each jurisdiction has described its NSP activities in separate sections of this Amendment. In general, these NSP funds may be used for the acquisition and/or redevelopment of foreclosed and abandoned properties. Clark County is suffering from a significant number of foreclosures, short sales and pre-foreclosures, particularly in the Las Vegas Valley. In all, over 12,000 foreclosures have been identified in Clark County, including all of its incorporated and unincorporated areas (Map 1) using data from Applied Analysis, Inc. According to the Foreclosure Response Project and analysis by the Local Initiative Support Corporation (LISC), unincorporated Clark County has an estimated 31,666 subprime loans, which is almost 19% of all loans. Over 90% of these loans were made in CDBG eligible areas. Another estimated 16,286 loans are 30 or more days delinquent (9.7% of all loans). North Las Vegas is seriously impacted by the foreclosure crisis; 1,514 single-family homes were foreclosed in 2007 and in just the first six months of 2008, 2,619 single-family homes were forced into foreclosure. As Map A-1 indicates, virtually all of the City's neighborhoods are affected by this crisis. Using Clark County Recorder data on foreclosures for the period January 1, 2008 through July 31, 2008, foreclosures were identified by zip code. Three zip codes, 89031, 89032 and 89081, had the largest number of foreclosures during that interval. Zip codes 89084, 89086, and 89030 were added in May 2010 to City of North Las Vegas's NSP target area.

Maps identifying these areas are available on Clark County's website: <http://www.clarkcountynv.gov/Depts/finance/crm/Pages/NSP.aspx>

Distribution and and Uses of Funds:

Using all of the data presented thus far, Clark County has determined that certain zip codes and census tracts have the greatest need for the Neighborhood Stabilization Program. The list below includes the targeted zip codes/targeted census tracts. The County will focus its efforts in these areas. While the entire Las Vegas Valley is suffering from extremely high foreclosure rates, these particular zip codes were chosen because the majority of the census tracts they encompass have a foreclosure rate over 9%, are LMMI eligible, have a subprime loans rate over 25% and have a prediction score of future foreclosures and abandonment of 8 or above. TARGETED AREAS: 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169 Using all of the data presented thus far, the City of North Las Vegas has determined that zip codes 89031, 89032, 89081, 89084, 89086, and 89030 have the greatest areas of need for the Neighborhood Stabilization Program. Within those zip codes, certain census tracts/block groups have been impacted more significantly; therefore the City will attempt to focus its efforts in those areas if possible.

Definitions and Descriptions:

Abandoned. A home is abandoned if either a) mortgage or tax payments are at least 90 days delinquent, or b) code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies or c) the property is subject to a court ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property.

Acquisition Costs. Acquisition costs that will be considered eligible at the time of sale (at initial acquisition) cannot exceed 99% of the appraised market value conclusion determined of the home at the time of purchase for homes purchased in the Acquisition-Rehab programs (for Resale and Rental) as well as Homebuyer Assistance Program. Acquisition costs include payment of any and all liens to obtain a clean title to the property and all closing costs identified on the estimated settlement statement.

Affordable rents. Affordable rents follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will be the lesser of the fair market rent and up to 30% of the adjusted income of a family earning 65% of AMI, with adjustments for the number of bedrooms in the unit, less a utility allowance. Affordable rents for households with incomes at or below 50% of AMI will be no more than 30% of the annual income for the household, adjusted for family size. Such rents may be increased annually after HUD updates fair market rents and median incomes.

Area Median Income. Income limits are calculated by HUD in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size. These figures are updated on an annual basis and new limits will be utilized as published. These limits are available on the www.hud.gov website.

Areas of Greatest Need. Clark County and North Las Vegas have geographically identified the locations of greatest need based on the areas with the greatest percentage of home foreclosures; areas with the highest percentage of homes financed by sub-prime mortgages and areas identified as likely to have a significant rise in the rate of home foreclosures.

Blighted. A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Completed. A unit is considered completed once the construction/rehabilitation is 100 percent complete, the permit(s) have been finalized and issued by the Building Department, the unit has been sold/rented to an eligible household, and the appropriate Project documentation files have been submitted to Clark County including all recorded legal and closing documentation.

Continued affordability. The affordability of the homeownership housing units will be in accordance with the HOME Program standards at 24 CFR 92.254. Using the HOME Program affordability periods will provide for a minimum length of affordability. Recapture on sale and foreclosure provisions terminate the affordability period. The affordability of the rental units will be in accordance with the HOME program standards at 24 CFR 92.252(a)(c), (e), and (f) for rental properties. Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceed the HOME program requirements as the NSP program evolves.

Current market appraised value. The current market appraised value means the as-is value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days after an offer is made for the property by a grantee, Developer, or individual homebuyer (Participant).

Developer Fee. Project developer fee per housing unit as detailed in the Program Budget for the Acquisition Rehab Resale program. The Developer Fee is identified by four categories: Acquisition, Rehab Management, Homebuyer Commitment and Disposition.

Direct Assistance to the homebuyer. Direct assistance to the homebuyer will be provided in the form of an incrementally forgivable second mortgage loan at zero percent interest secured by a loan agreement, promissory note and Deed of Trust. Up to \$25,000 will be available per household to assist with up to 50% of the lender's required downpayment, closing costs and principal reduction. A lien will be placed on the property and if the homebuyer sells the property prior to the expiration of the affordability period, the awarded funds will be subject to recapture and payable to City/County.

Foreclosed. A property has been foreclosed upon if any of the following conditions apply: a) the property's current delinquency status is at least 60 days delinquent under the Mortgage Bankers of America delinquency calculation and the owner has been notified of this delinquency, or b) the property owner is 90 days or more delinquent on tax payments, or c) under state or local law, foreclosure proceedings have been initiated or completed, or d) foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, subrecipient, contractor, developer, or end user.

Housing Rehabilitation Standards. Rehabilitation standards require that all buildings assisted with NSP funds be brought up to Clark County codes in effect at this time, that required building permits be obtained and that appropriate inspections be performed. NSP assisted properties involving rehabilitation must conform to the Clark County NSP Homeownership Rehab Standards for One and Two Unit Structures. **Obligated.** Funds are obligated for an activity when orders are placed, contracts are awarded, services are received, and similar transactions during a given time period that will require payment by Clark County or the Developer during the same or a future period. The obligation of funds must be linked to a specific address and/or household.

Participant. The consumer that buys the home upon completion of rehabilitation by the Developer. Homebuyer must be eligible and qualified for the Program and must certify to occupy the home as principal residence.

Project Delivery Fee. Reimbursable project delivery fees (to include homebuyer commitment as well as rehabilitation) for the Homebuyer Assistance Program per housing unit as identified by the Subrecipient and as detailed in the Program Budget. Actual delivery fee costs per unit will be reimbursed with proper documentation.

Low Income Targeting:

Clark County will use \$7,926,266 in Federal NSP1 funds and \$6,369,166 in State pass through NSP1 funds to assist households at or below 50% AMI. This is a total of \$14,295,432 or 46% of the total amount of NSP funds allocated to Clark County through Federal direct funds and State pass through funds.

North Las Vegas will use \$1,709,434 of Federal NSP1 funds and \$690,273 in State pass through NSP1 funds to assist households at or below 50% AMI. This is a total of \$2,399,707 or 28% of the total amount of NSP funds allocated to Clark County through Federal direct funds and State pass through funds.

The total amount of Federal funds allocated to households at or below 50% AMI for both Clark County and North Las Vegas is \$9,635,700 or 32.5%.

Both jurisdictions have exceeded HUD's requirement to allocate a minimum of 25% of NSP1 funds to households at or below 50% AMI.

Acquisition and Relocation:

The County and North Las Vegas intends to purchase homes that are not occupied. If a property is occupied, both jurisdictions will follow all requirements of the Uniform Relocation Act as well as the Protecting Tenants at Foreclosure Act for legal residents. Property inspections prior to offer will be performed to confirm vacancy at the time of contract/escrow. Prior to purchase, the buyer will submit a "Notice to Sellers" in order to notify the Seller of the intent to purchase and for the Seller to notify the prospective buyer immediately if the property is occupied. Property vacancy and conformance with the Protecting Tenants at Foreclosure Act will be confirmed by the Seller prior to purchase through a signed addendum attached to the purchase agreement. The majority of properties purchased for acquisition/rehab in Clark County and North Las Vegas were facilitated by the National Community Stabilization Trust (NCST). The "First Look" provided by the NCST is an essential strategy in this market due to high competition from investors as well as the necessity to negotiate a purchase price at a discount from fair market value. The consumer-model Homebuyer Assistance Program will utilize a NSP homebuyer auction of Freddie Mac properties, facilitated by New Vista/REDC. This auction was held on April 24, 2010.

Public Comment:

A Public Notice soliciting comments on the Proposed Amendment to the FY 2008 Annual Action Plan and FY 2005-2009 Consolidated Plan Neighborhood Stabilization Program (NSP) was published in the Las Vegas Review Journal on November 9, 2008 and posted to Clark County's official website on November 10, 2008. The notice was for a 15 day public comment period beginning November 9 and ending November 23, 2008. The final amendment as submitted to HUD was posted on Clark County's website on December 1, 2008. The 15-day public comment period prior to re-submission of the proposed amendment was noticed in the Las Vegas Review Journal on January 16, 2009 with the public comment period ending January 30, 2009.

A copy of the public notices and all comments received are available for review on Clark County's website:
<http://www.clarkcountynv.gov/Depts/finance/crm/Pages/NSP.aspx>

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$40,037,784.00
Total CDBG Program Funds Budgeted	N/A	\$29,666,798.00
Program Funds Drawdown	\$1,593,129.61	\$22,271,813.73
Program Funds Obligated	(\$458,649.11)	\$28,617,944.82
Program Funds Expended	\$1,545,507.70	\$22,224,191.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,436,766.89	\$3,021,371.10
Program Income Drawdown	\$1,082,519.43	\$2,345,628.84

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$4,450,019.70	\$0.00
Limit on Admin/Planning	\$2,966,679.80	\$751,335.97
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$7,416,699.50	\$8,928,411.98

Overall Progress Narrative:

Clark County staff continues to work with the DRGR help desk in order to resolve errors that prevent full reporting under all activities. Upon resolution from HUD headquarters, staff will make the corrections to expenditure data and beneficiary reporting in the next quarter's report. The activities that could not be reported on are CC-ARResale-CDPCN-Proj and CC-HAP-NV Partners. The actual amount of program funds expended across all programs this quarter was \$1,593,129.61 (the same amount as funds drawn). The narrative for each of these two activities is at

the end of this narrative.

In Clark County, single family homes funded with Federal NSP1 funds in the across all programs can be summarized as follows:

Number of properties occupied (sold or rented): 74

>Number of properties with rehab completed and in escrow for sale: 17

>Number of properties with rehab completed and being marketed for sale/rent: 18

>Number of properties in various stages of rehab: 36

Accessible Space Inc. completed construction and received permission to occupy in June 2011. Lease up is expected to be completed in August 2011. NSP funds are leveraged with HUD 811 Multi-family housing funds under this activity.

St. Jude's Crossing issued a Notice to Proceed for construction in June 2011 with an estimated completion date of March 2012. NSP funds are leveraged with HUD Continuum of Care SHP funds under this activity.

In North Las Vegas, single family homes funded with Federal NSP1 funds in the acquisition/rehab programs can be summarized as follows:

Number of properties occupied (sold or rented): 11

>Number of properties with rehab completed and in escrow for sale: 5

>Number of properties with rehab completed and being marketed for sale/rent: 15

>Number of properties in various stages of rehab: 28

Staff from both jurisdictions continue to participate in trainings and meetings sponsored by HUD to provide technical assistance and support to our NSP1 activities:

* April 20, 2011 – FHEO office fair housing (with nonprofit grantees)

>* April 21, 2011 – Part 5 income documentation training (with nonprofit grantees)

>* May 3-6 – Homeownership Finance Underwriting in Los Angeles (National Development Council)

>* HUD NSP webinars hosted twice per week on various topics related to program implementation

Clark County was visited by the State of Nevada Housing Division for program monitoring in June 2011 and Clark County conducted a monitoring review of the City of North Las Vegas NSP program during that same time period.

No findings were cited from either monitoring review.

On June 22, 2011, Clark County and North Las Vegas staff (as well as staff from other local jurisdictions) met with staff from the U.S. Government Accountability Office (GAO) as a part of their study of vacant properties—specifically the costs of, and strategies to address, vacant residential properties. NSP strategies, challenges and successes along with other housing and economic development strategies of the local jurisdictions were shared with the GAO and will be included in their report to Congress scheduled for November 2011.

Activity narratives for activities with reporting errors this quarter:

CC-HAP-NV Partners: All project funds and Administrative funds have been drawn for this activity. No draws or new beneficiaries to report this quarter.

CC-ARResale-CDPCN-PROJ:

Two Federally funded properties were completed/sold to an NSP-eligible homebuyer at 120% or below AMI this quarter. To date, a total of three properties have been completed (sold) under this activity and there are eight additional properties in escrow to close by August 2011. Four more properties have been fully rehabbed and are for sale, with 23 properties remaining to complete rehab. CDPCN has made a commitment to Clark County that all properties acquired under this activity not yet under construction will have executed rehab contracts by the end of July 2011.

The two properties completed this quarter are: 4079 Zafiro, Las Vegas, NV 89115 and 3426 Dusky Flycatcher, Las Vegas, NV 89122. One household was moderate income, the other middle income. Both households were multi-race and Hispanic. Neither household was female head-of-household.

A total of \$47,621.91 in program funds and \$43,503.23 in program income funds were drawn this quarter and paid to CDPCN for the reimbursement of eligible rehabilitation expenses. CDPCN partners with local housing counseling agencies to perform homebuyer intake, eligibility, and assist with the closing. Each household received NSP direct assistance secured by a Deed of Trust and Loan Agreement recorded at closing. The affordability period begins on the date of closing and duration of either five years or ten years depending upon the amount of assistance provided. Clark County staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections prior to homebuyer occupancy. In addition, all properties must meet local building codes for health and safety prior to closing.

Project Summary

Project #, Project Title

This Report Period

To Date

Program Funds
Drawdown

Project Funds
Budgeted

Program Funds
Drawdown

9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CC-PI, CC Program Income receipted	\$0.00	\$1,048,345.68	\$0.00
NSP - A (CC), Financing Mechanisms (CC)	\$0.00	\$275,017.36	\$267,879.46
NSP - A (NLV), Financing Mechanisms (NLV)	\$0.00	\$0.00	\$0.00
NSP - B (CC), Acquisition/Purchase and Rehabilitation (CC)	\$1,220,363.09	\$17,187,860.01	\$15,157,020.57
NSP - B (NLV), Acquisition/Purchase and Rehabilitation (NLV)	\$8,247.99	\$6,153,962.00	\$5,107,906.07
NSP - D (CC), Demolition (CC)	\$0.00	\$0.00	\$0.00
NSP - E (CC), Redevelopment (CC)	\$94,236.00	\$2,113,987.00	\$1,066,725.71
NSP - E (NLV), Redevelopment (NLV)	\$0.00	\$0.00	\$0.00
NSP - E(2) (NLV), Redevelopment (NLV DM)	\$0.00	\$0.00	\$0.00
NSP - F (CC), Administration and Planning Costs (CC)	\$120,316.77	\$2,203,851.95	\$506,098.18
NSP - F (NLV), Administration and Planning Costs (NLV)	\$149,965.76	\$683,774.00	\$166,183.74

Activities

Grantee Activity Number:	CC-ARRental-SNRHA
Activity Title:	NSP Acquisition and Rehabilitation for Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Southern Nevada Regional Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$10,414,717.98
Total CDBG Program Funds Budgeted	N/A	\$5,104,990.98
Program Funds Drawdown	\$428,070.78	\$4,883,009.36
Program Funds Obligated	(\$349,653.56)	\$5,104,990.98
Program Funds Expended	\$428,070.78	\$5,109,894.25
Clark County, Nevada - Community Resources Management	\$0.00	\$1,110,393.42
Southern Nevada Regional Housing Authority	\$428,070.78	\$3,999,500.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$326,491.43	\$653,112.89

Activity Description:

The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Southern Nevada Regional Housing Authority to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing.

The grant agreement was initially executed with the Housing Authority of Clark County June 16, 2009 for \$2,207,265 in Federal NSP1 funds and \$5,309,727 in State of Nevada NSP1 funds. Upon the merger of local housing authorities, the Southern Nevada Regional Housing Authority was created on January 1, 2010. The grant agreement was amended on March 16, 2010 to reflect the new name as well as to provide an additional \$3,574,001 in Federal NSP1 funds. These additional funds had been planned for this activity benefiting rental households at or below 50% AMI from the initial Action Plan, but potentially for other participating nonprofits to be solicited by RFP/RFQ. The RFP process did not result in projects eligible for NSP1 and based upon the Housing Authority's performance and capacity for additional funding, the total Federal funds allocation was increased to \$5,781,266.

Federal funds combined with the State of Nevada allocation provides the Southern Nevada Regional Housing Authority with a grand total of \$11,090,993 in NSP1 funds for scattered site rental housing.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Two properties initially acquired and rehabbed for this activity were prohibited for rental by the homeowners association. Therefore the total amount of properties has been reduced by two units and a new activity created for the resale of those two properties to an NSP-eligible homebuyer. The two properties moved to the new activity are: 6838 Silver Eagle, Las Vegas, NV 89122 and 5451 Raccoon Valley, Las Vegas, NV 89122. This activity budget was therefore reduced by \$247,222.27.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Three Federally funded properties were completed/rented to an NSP-eligible tenant at 50% or below AMI this quarter. To date, a total of twenty two properties have been completed (rented) under this activity. Of the remaining twenty one properties not yet completed, eleven were fully rehabbed during this quarter and have been turned over to the rental housing staff for lease-up in the following quarter. Three of the properties currently in the rehab stage under this activity will be handicap accessible (Section 504) homes. SNRHA executed five new rehab contracts this quarter with one final project out to bid and the bid closing in July 2011.

As rehab is completed, homes are rented at affordable rents (per HOME program affordability requirements) with a minimum 12 month lease by the Southern Nevada Regional Housing Authority with an affordability period of 20 years secured by a Deed of Trust with Clark County as Beneficiary. Tenants undergo NSP qualification by SNRHA staff through a waiting list separate from all other SNRHA housing programs. Following tenant move-in, SNRHA conducts a 6 month progress inspection to ensure proper maintenance of each NSP home.

NSP1 funds drawn this quarter were for the reimbursement of eligible rehabilitation expenses of properties acquired under this activity. Both program funds as well as program income funds were drawn and the budget adjusted in May for program income draws to date.

Clark County staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections. SNRHA has a team of inspectors specifically assigned to the NSP portfolio of properties. In addition, all properties must meet local building codes for health and safety prior to tenant occupancy.

A new activity was created this Quarter (CC-ARResale-SNRHA) for the Resale of the two properties initially intended for rental under this activity, but with rental restriction imposed by the homeowners association as previously described in the last QPR report. The Amendment for this change was approved by the Board of County Commissioners on April 5, 2011 and NSP1 Action Plan subsequently updated and approved by our local HUD field office this quarter. The budget for the rental properties was adjusted accordingly based upon the funds moved into the new resale activity for SNRHA. The two homes are being marketed to individuals/families graduating from the SNRHA Family Self-Sufficiency Program. One of the homes is currently in escrow to close in July 2011. Program income generated by the sale of these two homes will be returned to Clark County for use in other NSP-eligible activities.

The Actual Accomplishment data that is correct for this activity is the number of single family units and the number of housing units. The accomplishment data reported in the print version of the QPR as "number of properties" is incorrect. This is due to data not transferring properly at the time of a new DRGR version released in the Fall of 2010. Clark County staff has alerted the DRGR help desk and HUD of this issue but as of this date, it has not yet been resolved. At this time, there is no way to correct the reporting figure for number of properties to properly match with the number of housing units. Readers of this report are to disregard the "number of properties" stated as accomplished and expected for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	19/0
#Units exceeding Energy Star	0	0/43

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	22/43
# of Singlefamily Units	3	22/43

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	22/43	0/0	22/43	100.00
# Renter Households	3	0	3	22/43	0/0	22/43	100.00

Activity Locations

Address	City	State	Zip
6371 Diego	Las Vegas	NA	89156

4654 Skybolt	Las Vegas	NA	89115
6473 Belgrave Hall	Las Vegas	NA	89122

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$5,309,727.00
Total Other Funding Sources	\$5,309,727.00

Grantee Activity Number:	CC-ARResale-CDPCN PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Community Development Programs Center of Nevada

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,741,547.33
Total CDBG Program Funds Budgeted	N/A	\$4,741,547.33
Program Funds Drawdown	\$47,621.91	\$3,549,997.95
Program Funds Obligated	\$0.00	\$4,741,547.33
Program Funds Expended	\$0.00	\$3,502,376.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$64,125.29
Program Income Drawdown	\$43,503.23	\$134,436.94

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

Grant agreements executed by and between Clark County and CDPCN September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347.04 in August 2010 for a total budget of \$4,832,481.04 in NSP1 funds.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/38
# of Singlefamily Units	0	1/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/28	1/38	100.00
# Owner Households	0	0	0	0/0	1/28	1/38	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-ARResale-HAND-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

HAND Development Group

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,730,678.58
Total CDBG Program Funds Budgeted	N/A	\$2,543,114.58
Program Funds Drawdown	\$313,922.98	\$2,203,499.61
Program Funds Obligated	(\$53,803.42)	\$2,543,114.58
Program Funds Expended	\$313,922.98	\$2,203,499.61
HAND Development Group	\$313,922.98	\$2,203,499.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$594,884.41	\$594,884.41
Program Income Drawdown	\$228,437.60	\$322,687.29

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreements were executed by and between Clark County and HAND Development Company on September 15, 2009 and amended on June 15, 2010. HAND Development Company assigned the grant agreement to HAND Development Group on February 16, 2010 for the purposes of property insurance coverage. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$898,254 to \$2,443,571. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$2,644,918 in NSP1 funds.

HAND Development Group has an additional \$2,187,564 in State of Nevada NSP1 funds for a grand total allocation of \$4,631,135. These state funds were part of the initial grant agreement executed on September 15, 2009.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Ten Federally funded properties were completed/sold to an NSP-eligible homebuyer at 120% or below AMI this quarter. To date, a total of fifteen properties have been completed (sold) under this activity. There are four additional properties currently in escrow to close in July/August 2011 to complete this activity. All rehabilitation has been completed on the properties acquired. HAND Development Group partners with local housing counseling agencies to perform homebuyer intake, eligibility, and assist with the closing. Each household received NSP direct assistance secured by a Deed of Trust and Loan Agreement recorded at closing. The affordability period begins on the date of closing and duration of either five years or ten years depending upon the amount of assistance provided.

Program income received from the resale of homes sold in this quarter as well as the previous quarter was reported following processing by Clark County Treasurer and Budget offices. Clark County follows the first-in-first-out rule for all program income received under NSP1. Program income for properties sold (closed) late in the Quarter will be reported in the following quarter's report following deposit processing.

Funds drawn this quarter were reimbursements of eligible rehabilitation expenses as well as final Developer fees paid to HAND Development Group following the resale closing. Both program funds as well as Program income funds were drawn and the budget adjusted in May for program income funds drawn to date.

Clark County staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections prior to homebuyer occupancy. In addition, all properties must meet local building codes for health and safety prior to closing.

The Actual Accomplishment data that is correct for this activity is the number of single family units and the number of housing units. The accomplishment data reported in the print version of the QPR as "number of properties" is incorrect. This is due to data not transferring properly at the time of a new DRGR version released in the Fall of 2010. Clark County staff has alerted the DRGR help desk and HUD of this issue but as of this date, it has not yet been resolved. At this time, there is no way to correct the reporting figure for number of properties to properly match with the number of housing units. Readers of this report are to disregard the "number of properties" stated as accomplished and expected for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	10	15/19
# of Singlefamily Units	10	15/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	4	10	4/0	7/14	15/19	73.33
# Owner Households	3	4	10	4/0	7/14	15/19	73.33

Activity Locations

Address	City	State	Zip
5236 Shreve	Las Vegas	NA	89156
6011 Osprey Point	Las Vegas	NA	89156
6488 Coffeerville Creek	Las Vegas	NA	89122
3557 Durant River	Las Vegas	NA	89122
5106 Jewel Canyon	Las Vegas	NA	89122
1662 Sunrise View	Las Vegas	NA	89156
5604 Tantalum Lane	Las Vegas	NA	89122
2095 Raspberry Hill	Las Vegas	NA	89142
3836 Purple Bloom	Las Vegas	NA	89122

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$2,187,564.00
Total Other Funding Sources	\$2,187,564.00

Grantee Activity Number:	CC-ARResale-HFN-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,550,984.85
Total CDBG Program Funds Budgeted	N/A	\$4,550,984.85
Program Funds Drawdown	\$422,602.92	\$4,285,484.26
Program Funds Obligated	(\$164,347.25)	\$4,550,984.85
Program Funds Expended	\$422,602.92	\$4,285,484.26
Clark County, Nevada - Community Resources Management	\$0.00	\$80,505.70
Housing for Nevada	\$422,602.92	\$4,204,978.56
Match Contributed	\$0.00	\$0.00
Program Income Received	\$550,782.06	\$1,405,190.81
Program Income Drawdown	\$111,727.00	\$322,031.15

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreements were executed by and between Clark County and Housing for Nevada on September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$4,832,481 in NSP1 funds.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Eight Federally funded properties were completed/sold to an NSP-eligible homebuyer at 120% or below AMI this quarter. To date, a total of twenty properties have been completed (sold) under this activity. There are five additional properties currently in escrow to close in July/August 2011 and three properties with rehab complete and for sale. The remaining three properties are

currently under construction and rehab will be completed by the end of next quarter.

Housing for Nevada partners with local housing counseling agencies to assist with homebuyer intake, eligibility, and assist with the closing. Each household received NSP direct assistance secured by a Deed of Trust and Loan Agreement recorded at closing. The affordability period begins on the date of closing and duration of either five years or ten years depending upon the amount of assistance provided.

Program income received from the resale of homes sold in this quarter as well as the previous quarter was reported following processing by Clark County Treasurer and Budget offices. Clark County follows the first-in-first-out rule for all program income received under NSP1. Program income for properties sold (closed) in June will be reported in the next quarter's QPR following deposit processing.

Funds drawn this quarter were reimbursements of eligible rehabilitation expenses as well as final Developer fees paid to Housing for Nevada following the resale closing. Funds were drawn from both program funds as well as program income funds and the budget adjusted in May for all program income funds drawn to date.

Clark County staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections prior to homebuyer occupancy. In addition, all properties must meet local building codes for health and safety prior to closing.

The Actual Accomplishment data that is correct for this activity is the number of single family units and the number of housing units. The accomplishment data reported in the print version of the QPR as "number of properties" is incorrect.

This is due to data not transferring properly at the time of a new DRGR version released in the Fall of 2010. Clark County staff has alerted the DRGR help desk and HUD of this issue but as of this date, it has not yet been resolved. At this time, there is no way to correct the reporting figure for number of properties to properly match with the number of housing units. Readers of this report are to disregard the "number of properties" stated as accomplished and expected for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	21/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	20/32
# of Singlefamily Units	8	20/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	7	8	1/0	16/24	20/32	85.00
# Owner Households	1	7	8	1/0	16/24	20/32	85.00

Activity Locations

Address	City	State	Zip
2647 Regency Cove	Las Vegas	NA	89121
4622 Beach Shore Court	Las Vegas	NA	89121
6348 Silverfield Drive	Las Vegas	NA	89103
6027 Riflecrest	Las Vegas	NA	89156
6544 La Placita	Las Vegas	NA	89142
2336 Ray Kanel	Las Vegas	NA	89156
3469 Durant River	Las Vegas	NA	89122
6189 Alkaid	Las Vegas	NA	89122

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
Total Other Funding Sources



Grantee Activity Number: CC-ARResale-SNRHA

Activity Title: SNRHA Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Southern Nevada Regional Housing Authority

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$247,222.27
Total CDBG Program Funds Budgeted	N/A	\$247,222.27
Program Funds Drawdown	\$8,144.50	\$235,029.39
Program Funds Obligated	\$247,222.27	\$247,222.27
Program Funds Expended	\$8,144.50	\$8,144.50
Southern Nevada Regional Housing Authority	\$8,144.50	\$8,144.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$9,792.00	\$9,792.00

Activity Description:

Clark County has provided the Southern Nevada Regional Housing Authority (SNRHA) with NSP funds to acquire, rehab and rent scattered site single family homes throughout the Clark County NSP1 target area. Of the 82 properties purchased for that activity with both Federal and State NSP funds, two of the properties acquired and rehabbed are located within the Copper Creek Homeowners Association that has prohibited additional rental housing in the community pursuant to the lease/rental requirements contained within the CC&R Articles of the Association. This was an unforeseen and unanticipated barrier to the NSP Acquisition Rehab Rental program. SNRHA has agreed to sell these two properties to an NSP-eligible homebuyer as an alternative NSP-eligible activity. The total amount of funds to be re-allocated to this activity is \$247,222.27 which represents the total amount of NSP funds already expended by SNRHA for the acquisition and rehab of these two properties to be sold. The Amendment to the Interlocal Agreement for NSP funds between Clark County and SNRHA was approved by the Board of County Commissioners on April 5, 2011. SNRHA plans to market these two properties to graduates of the SNRHA family self-sufficiency program who have expressed an interest in home ownership.

Location Description:

6838 Silver Eagle Avenue, Las Vegas, NV 89122
5451 Raccoon Valley, Las, Vegas, NV 89122

Activity Progress Narrative:

This activity was created this Quarter (CC-ARResale-SNRHA) for the Resale of the two properties initially intended for rental under the activity CC-ARRental-SNRHA, but with rental restrictions imposed by the homeowners association as previously described in the last QPR report. The Amendment for this change was approved by the Board of County Commissioners on April 5, 2011 and NSP1 Action Plan subsequently updated and approved by our local HUD field office this quarter. The budget for the rental properties was adjusted accordingly based upon the funds moved into the new resale activity for SNRHA (\$247,222.27).

Program funds and program income funds were drawn down this quarter for the reimbursement of rehabilitation expenses for the two properties.

Both homes are fully rehabbed and move-in ready. The two homes are being marketed to individuals/families graduating from

the SNRHA Family Self-Sufficiency Program. One of the homes is currently in escrow to close in July 2011. Direct assistance for closing costs, principal reduction and downpayment will be provided with NSP funds similar to the other Acquisition Rehab Resale program. Program income generated by the sale of these two homes will be returned to Clark County for use in other NSP-eligible activities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/2	0
# Owner Households	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-CCCS
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Consumer Credit Counseling Service

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$23,466.93
Total CDBG Program Funds Budgeted	N/A	\$23,466.93
Program Funds Drawdown	\$0.00	\$23,466.93
Program Funds Obligated	\$0.00	\$23,466.93
Program Funds Expended	\$0.00	\$23,466.93
Consumer Credit Counseling Service	\$0.00	\$23,466.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$7,500.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehab on the property was performed with NSP funds in this activity.

The grant agreement was executed by and between Clark County and Consumer Credit Counseling Service on October 6, 2009 in the amount of \$2,140,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Consumer Credit Counseling Service totaled \$2,109,033.07.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Consumer Credit Counseling Service maintained a total project budget of \$30,966.93 to assist three homebuyers in Clark County.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09,

Activity Progress Narrative:

All project funds have been drawn for this activity. Consumer Credit Counseling Service was reimbursed for Administrative expenses per the guidelines of the grant agreement with Clark County this quarter. Approved expenses in the amount of \$72,695.91 were paid through Activity CC-NSP-ADMIN.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/3
# of Singlefamily Units	3	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	3/3	33.33
# Owner Households	0	0	0	0/0	1/1	3/3	33.33

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-HFN
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Housing for Nevada

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$22,955.51
Total CDBG Program Funds Budgeted	N/A	\$22,955.51
Program Funds Drawdown	\$0.00	\$22,500.00
Program Funds Obligated	(\$26,267.49)	\$22,955.51
Program Funds Expended	\$0.00	\$22,500.00
Clark County, Nevada - Community Resources Management	\$0.00	\$0.00
Housing for Nevada	\$0.00	\$22,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$26,267.49

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. The subrecipient assisted the homebuyer with the hiring of a contractor to perform minor rehab using NSP funds under this activity as well.

The grant agreement was executed by and between Clark County and Housing for Nevada on October 6, 2009 in the amount of \$1,700,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Housing for Nevada totaled \$1,650,777.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Housing for Nevada maintained a total project budget of \$49,223 to assist one homebuyer in Clark County with the purchase and rehab of a single family home.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

All project funds have been drawn for this activity. County staff continues to review a request for the reimbursement of Administrative expenses submitted by Housing for Nevada this quarter and is working with Housing for Nevada staff for additional documentation. Approved expenses will be paid through Activity CC-NSP-ADMIN in the following quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-NHS
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Neighborhood Housing Services of Southern Nevada

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$56,174.89
Total CDBG Program Funds Budgeted	N/A	\$56,174.89
Program Funds Drawdown	\$0.00	\$50,000.00
Program Funds Obligated	(\$1,225.11)	\$56,174.89
Program Funds Expended	\$0.00	\$50,000.00
Neighborhood Housing Services of Southern Nevada	\$0.00	\$50,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$1,225.11	\$1,225.11

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Neighborhood Housing Services of Southern Nevada on October 6, 2009 in the amount of \$1,500,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Neighborhood Housing Services totaled \$1,442,600.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Neighborhood Housing Services maintained a total project budget of \$57,400 to assist two homebuyers in Clark County.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

All project funds have been drawn for this activity. Program income funds were drawn down this quarter for the reimbursement of project delivery fees on the two properties completed in previous quarters. County staff continues to review the request for the reimbursement of Administrative expenses submitted by Neighborhood Housing Services this quarter and is working with Neighborhood Housing Services staff for additional documentation. Approved expenses will be paid through Activity CC-NSP-ADMIN in the following quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/2	2/2	100.00
# Owner Households	0	0	0	0/0	2/2	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-NV Partners
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Nevada Partners, Incorporated

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$172,420.03
Total CDBG Program Funds Budgeted	N/A	\$172,420.03
Program Funds Drawdown	\$0.00	\$171,912.53
Program Funds Obligated	(\$507.50)	\$171,912.53
Program Funds Expended	\$0.00	\$171,912.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Nevada Partners, Inc on October 6, 2009 in the amount of \$1,460,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Nevada Partners totaled \$1,287,579.97.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Nevada Partners maintained a total project budget of \$172,420.03 to assist eight homebuyers in Clark County.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Singlefamily Units	0	8/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	4/6	8/8	75.00
# Owner Households	0	0	0	2/2	4/6	8/8	75.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-NSP-ADMIN
Activity Title:	NSP Administration

Activity Category:

Administration

Project Number:

NSP - F (CC)

Projected Start Date:

09/26/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning Costs (CC)

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

Clark County, Nevada - Community Resources

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,203,851.95
Total CDBG Program Funds Budgeted	N/A	\$2,203,851.95
Program Funds Drawdown	\$120,316.77	\$506,098.18
Program Funds Obligated	(\$79,054.05)	\$2,203,851.95
Program Funds Expended	\$120,316.77	\$506,098.18
Clark County, Nevada - Community Resources Management	\$120,316.77	\$506,098.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$79,054.05

Activity Description:

This activity will provide general administration and planning activities to include: General management, oversight, coordination and professional services.

Clark County has also allocated administration funds to subrecipients by and through grant agreements for the reimbursement of expenses associated with the administration of their NSP1 programs.

Administration funds are allocated to the following NSP1 subrecipients:

Southern Nevada Regional Housing Authority (ARRental): \$277,909

Consumer Credit Counseling Service (HAP): \$107,000

Housing for Nevada (HAP): \$85,000

Neighborhood Housing Services of Southern Nevada (HAP): \$75,000

Nevada Partners (HAP): \$73,000

Clark County initially allocated Administration in the amount of \$559,439 State of Nevada NSP1 funds however these funds were re-allocated to a Redevelopment Activity for St. Jude's Ranch through an Amendment on April 16, 2010 (Clark County NSP1 Amendment #1).

The total Admin allocation of \$2,282,906 represents approximately 7% of all NSP1 funds awarded to Clark County (Federal and State combined).

Location Description:

Clark County, Nevada

Activity Progress Narrative:

Clark County Administration funds were drawn this quarter to pay for staff salaries as well as supplies and travel related to NSP1 program implementation. Two full-time Clark County staff salaries are currently supported by NSP1 Administration funds.

Of the total amount drawn from this activity, \$72,695.91 was drawn this quarter for the reimbursement of Administrative activities for Consumer Credit Counseling Service under the NSP1 Homebuyer Assistance Program. Administration draw

requests for Housing for Nevada and Neighborhood Housing Services are still under review by Clark County staff and additional documentation requested to support costs. Approved expenses will be reimbursed in the following quarter based upon documentation received.

Clark County staff is currently working on a revised Administration budget in order to evaluate estimated expenses and to ensure all funds are expended through the end of the NSP1 grant period (March 2013). Staff will adjust activity budgets in the NSP1 Action Plan accordingly upon completion of that process.

Adjustment were made this quarter due to program income draw downs from this activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	CC-Program Income
Activity Title:	CC Program Income Holding Account

Activity Category:

Planning

Project Number:

CC-PI

Projected Start Date:

02/01/2011

Benefit Type:

Area Benefit (Census)

National Objective:

N/A

Activity Status:

Under Way

Project Title:

CC Program Income receipted

Projected End Date:

03/19/2013

Completed Activity Actual End Date:
Responsible Organization:

Clark County, Nevada - Community Resources

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,048,345.68
Total CDBG Program Funds Budgeted	N/A	\$1,048,345.68
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Clark County, Nevada - Community Resources Management	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will be used for transfers from activities where program income was expended in order to reflect correct obligations for those activities. No vouchers or disbursements will occur from this activity. As program income is obligated for other NSP-eligible activities, the budget in this activity will be adjusted and funds moved accordingly.

Location Description:

N/A

Activity Progress Narrative:

Budget adjustments made this quarter due to program income expended in other activities. A total of \$458,141.61 in program income draws were adjusted this quarter in May of 2011 based on program income draw downs to date. Budgets were reduced for each activity with program income drawn and the budget for this activity (CC-Program income) was increased by the same amount per HUD program income guidance. Budget adjustments will continue in subsequent quarters based upon program income draw downs.

Activities with budgets adjusted this quarter are as follows:

CC-ARRental-SNRHA: budget reduced by \$102,431.29
 CC-ARResale-HAND-Proj: budget reduced by \$53,803.42
 CC-ARResale-HFN-Proj: budget reduced by \$164,347.25
 CC-HAP-NHS: budget reduced by \$1,225.11
 CC-HAP-HFN: budget reduced by \$26,267.49
 CC-NSP-ADMIN: budget reduced by \$29,054.05
 CC-Redev-SJR: budget reduced by \$31,013.00

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-REDEV-ASI
Activity Title:	Redevelopment-ASI-Bledsoe II

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NSP - E (CC)

Project Title:

Redevelopment (CC)

Projected Start Date:

06/01/2010

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Accessible Space, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,250,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,250,000.00
Program Funds Drawdown	\$0.00	\$645,625.62
Program Funds Obligated	\$0.00	\$1,250,000.00
Program Funds Expended	\$0.00	\$645,625.62
Accessible Space, Inc.	\$0.00	\$645,625.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The project will be for the new construction of a 22-unit, fully accessible affordable rental housing complex with supportive services. \$1,250,000 in federal NSP funds will be used for the redevelopment of vacant property. Funds were re-allocated from the Homebuyer Assistance Program (HAP) and recapture approved by the Board of County Commissioners on May 18, 2010 (Clark County NSP1 Amendment #2). The grant agreement executed by and between Clark County and Accessible Space Inc. was approved by the Board of County Commissioners on June 15, 2010.

Accessible Space, Inc. will enter into an agreement to form a wholly-owned subsidiary nonprofit corporation - ASI Bledsoe, Inc., for the sole purpose of owning and operating the affordable housing Project in accordance with HUD's requirements for a Section 811 financed Project. The NSP funds provided to Accessible Space, Inc., will provide gap financing to the Project and will be invested as owner equity in the Project.

Of the 22 units, a minimum of 10 units must be designated as County NSP-assisted units. None of the County assisted units may be used to meet requirements of any other participating entity. Ten (10) of the County NSP units will be rent and income targeted to households at or below 50% of the Area Median Income as annually designated by HUD. The NSP units will be considered as "floating" units and may change over time so long as the assisted units remain comparable to the non-assisted units over the affordability period in terms of size, features and number of bedrooms.

The Project will be operated as affordable housing for a minimum period of twenty (20) years.

Location Description:

Unincorporated Clark County Parcel # 14021103008 located on Bledsoe Lane between Carey Avenue and Judson Avenue

Activity Progress Narrative:

Construction of Park Apartments began on August 23, 2010 and the contract for construction is based on a 10 month construction period. The general contractor hired for construction was Crisci Builders, a Las Vegas builder with over 25 years of local construction experience. The contractor completed the project within the timeliness requirements of the contract and Accessible Space, Inc. received Certificate of Occupancy on June 2, 2011. The HUD Section 811 inspection approval for Permission to Occupy (PTO) was received on June 16, 2011. The formal, fully executed HUD Section 811 PTO approval was

received by Accessible Space, Inc. on June 21, 2011.

Accessible Space, Inc conducts affirmative marketing efforts in Las Vegas on a regular basis due to the high concentration of identical properties with identical selection criteria in Southern Nevada. Most of their advertising and marketing activities are geared toward marketing all sites within the region and advertisements are placed in the Nevada Challenger (a monthly news publication based in Las Vegas whose focus is on persons with disabilities). However, each managed property has its own individual waiting list per HUD requirements. Applicants are selected on a first-come, first-served basis by date/time of the housing application. All selected applicants must meet the HUD Section 811 program selection criteria for income and disability and must also pass Accessible Space, Inc.'s screen criteria for credit/criminal/rental history.

The building is scheduled for full occupancy by the end of July 2011 though the final tenant move-ins may occur during the first week of August. It is anticipated that all beneficiary information will be reported in the next quarter's QPR report.

Accessible Space, Inc. is planning a Grand Opening event of Park Apartments for the community in the Fall of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	0/22

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/22
# of Multifamily Units	0	0/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/22	0
# Renter Households	0	0	0	0/10	0/0	0/22	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-REDEV-St. Judes Ranch
Activity Title:	Redevelopment

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NSP - E (CC)

Project Title:

Redevelopment (CC)

Projected Start Date:

06/01/2010

Projected End Date:

03/01/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

St. Jude's Ranch for Children

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,923,426.00
Total CDBG Program Funds Budgeted	N/A	\$863,987.00
Program Funds Drawdown	\$94,236.00	\$421,100.09
Program Funds Obligated	(\$31,013.00)	\$863,987.00
Program Funds Expended	\$94,236.00	\$421,100.09
St. Jude's Ranch for Children	\$94,236.00	\$421,100.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$92,438.75	\$123,451.75

Activity Description:

This activity will provide for the redevelopment of a vacant parcel. St. Jude's Ranch proposes to construct St. Jude's Crossings, a 16-unit multifamily rental housing development for at-risk youth aged 18-25, including 1 resident manager unit. Along with the new, quality affordable housing, supportive services will be provided to help these young adults with job training, education and life skills so that they can become stable, self-sufficient members of the community. The 1-acre site is located on McLeod Drive between Tropicana Avenue and Reno Avenue in the unincorporated County. This location is central, near UNLV and provides access to major transit corridors so that these young adults will have transportation to work and/or school. The development will also provide 1,500 square feet of community space that will include a large social and meeting room with a full kitchen, a computer room, an office, and a conference room. The structure is anticipated to include approximately 10,000 square feet, with each residential unit measuring 500 square feet. Building Hope Nevada (BHN), a local non-profit, will act as the design-development partner for this project.

Funds were re-allocated from activities Housing Counseling (\$400,000) and Demolition (\$75,000 through an Amendment published April 16, 2010 (Clark County NSP1 Amendment #1). These funds combined with the existing \$420,000 already allocated to a Redevelopment Project provides St. Jude's Ranch with a Federal funds budget of \$895,000. An additional \$1,059,439 in State of NV NSP1 funds has also been allocated to St. Jude's Ranch through the grant agreement approved June 15, 2010.

St. Jude's Ranch also received an allocation \$800,000 Continuum of Care Supportive Housing Program (SHP) grant to help cover the costs of construction. SHP will also provide two years of funding for rental assistance and supportive services. Total project costs are estimated at \$2.7 million with approximately \$1,954,439 coming from state and federal Neighborhood Stabilization Program funds.

Any properties redeveloped as residential housing with NSP funds will meet the continued affordability requirements established by the County for the NSP Program. The minimum requirements will be in accordance with the HOME Program standards at 24 CFR 92.254 for homeownership housing or, for rental housing, in accordance with the HOME Program standards at 24 CFR 92.252 (a), (c), (e) and (f).

\$895,000 in federal NSP funds for the redevelopment of foreclosed and vacant property as multifamily housing. \$1,059,439 in State NSP funds will also be used for this project.

Location Description:

Unincorporated Clark County Parcel # 16225103002 located between Tropicana Avenue and Reno Avenue on McLeod Drive

Activity Progress Narrative:

As noted last quarter, the General Contractor originally on the project (TWC) opted not to do the project, so an RFP was released for new General Contractor (GC) selection. There was a formal review process, starting with a pre-bid conference where minimum threshold items were presented to the 20 interested parties that attended. Four GC's submitted an application/bid for funding and it was determined by the review committee that only one respondent met minimum threshold. This respondent was therefore selected by the committee and St. Jude's Ranch entered into a contract with B&H Construction in May 2011.

At the May Development Team Meeting, all vested parties met and reviewed the project specifications to ensure all funder requirements would be met (both HUD NSP and HUD SHP funding through the Continuum of Care). By early June, the final cost was determined for the various trades and B&H submitted the full list of subcontractors to Clark County for the initial set up of Davis-Bacon wage compliance monitoring.

On June 20, 2011, St. Jude's Ranch through their project sponsor Building Hope Nevada issued a "Notice to Proceed" to B&H Construction and construction began that same day based upon a 220 to 270 (calendar day) construction schedule for construction completion in March 2012.

Funds drawn this quarter (both program funds and program income funds) were for the reimbursement of construction soft-costs incurred and paid upon receipt of documentation from St. Jude's Ranch. Budget adjustments were made in May 2011 based upon program income drawn for this activity to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	0/16

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16
# of Multifamily Units	0	0/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/15	0/0	0/16	0
# Renter Households	0	0	0	0/15	0/0	0/16	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$1,059,439.00
Total Other Funding Sources	\$1,059,439.00

Grantee Activity Number:	NLV-ARRental-CDPCN
Activity Title:	NLV Acquisition and Rehabilitation for Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

03/01/2011

Completed Activity Actual End Date:
Responsible Organization:

Community Development Programs Center of Nevada

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,399,707.00
Total CDBG Program Funds Budgeted	N/A	\$1,709,434.00
Program Funds Drawdown	\$0.00	\$1,437,533.70
Program Funds Obligated	\$0.00	\$1,709,434.00
Program Funds Expended	\$0.00	\$1,437,533.70
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$136,020.32
Community Development Programs Center of Nevada	\$0.00	\$1,301,513.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization in zip codes 89031, 89032 and 89084, 89086, 89030 and 89081, through the acquisition, rehabilitation and renting of foreclosed properties. Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need in conjunction with availability of foreclosed, moderately priced properties. Funds used for this activity will be used to meet the low income housing requirement for those below 50% AMI.

The City of North Las Vegas will select and acquire these properties and convey Title at closing. The City will not retain ownership; Community Development Programs Center of Nevada as selected through an RFQ process, will own, rehabilitate, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the City of North Las Vegas. The properties will remain affordable in perpetuity for those individuals below 50% AMI through deed restrictions.

\$1,619,434 was initially allocated for this activity. Through an Amendment approved by City Council on March 17, 2010 (NLV NSP1 Amendment #2) an additional \$90,000 was moved to this activity. Funds were moved from the Redevelopment activity because CDBG funds were going to be used on that project instead of NSP1 funds.

An additional \$690,273 in State of Nevada NSP1 funds are also allocated to this activity for a grand total of \$2,399,707.

Location Description:

Zip Codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

A technical assistance advisor was assigned by HUD this quarter to assist with the rental program scattered site pro-forma operating budget for this activity. The advisor reviewed and evaluated the pro-forma submitted by CDPCN and a meeting was held to discuss the results of the review. The advisor will create a new pro-forma with additional detail based on the local Southern Nevada market and region by next quarter. Four rental applicants at or below 50% AMI have been pre-qualified for the program.

A correction was made this quarter for the actual accomplishments reported for the number of housing units. Although all housing units have been acquired, none have been completed (rented) to date, therefore a correction was made to bring that actual accomplishment report back to zero.

The Actual Accomplishment data that is correct for this activity is the number of single family units and the number of housing units. The accomplishment data reported in the print version of the QPR as "number of properties" is incorrect. This is due to data not transferring properly at the time of a new DRGR version released in the Fall of 2010. Clark County staff has alerted the DRGR help desk and HUD of this issue but as of this date, it has not yet been resolved. At this time, there is no way to correct the reporting figure for number of properties to properly match with the number of housing units. Readers of this report are to disregard the "number of properties" stated as accomplished and expected for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-10	0/13
# of Singlefamily Units	-10	0/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/13	0/0	0/13	0
# Renter Households	0	0	0	0/13	0/0	0/13	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$690,273.00
Total Other Funding Sources	\$690,273.00

Grantee Activity Number:	NLV-ARResale-CDPCN-PROJ
Activity Title:	NLV Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

09/30/2011

Completed Activity Actual End Date:
Responsible Organization:

Community Development Programs Center of Nevada

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,416,545.51
Total CDBG Program Funds Budgeted	N/A	\$1,143,446.95
Program Funds Drawdown	\$0.00	\$1,025,285.03
Program Funds Obligated	\$0.00	\$1,143,446.95
Program Funds Expended	\$0.00	\$1,025,285.03
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
Community Development Programs Center of Nevada	\$0.00	\$1,025,285.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$60,920.54
Program Income Drawdown	\$15,341.35	\$15,341.35

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AML.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,143,446.95 in Federal funds were allocated to properties owned by Community Development Programs Center of Nevada who will be responsible for the rehab and resale of 10 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas Nevada

Activity Progress Narrative:

Rehabilitation continues on two (2) of the ten (10) total properties acquired for this activity. Two properties of those ten properties have already been completed and sold to NSP-eligible homebuyers in previous quarters. When the new rental program pro-forma budget is completed (as described in Activity NLV-ARRental-CDPCN), rehabilitation for the all properties acquired under both activities will resume. There were no draws/expenditures for this activity this quarter.

The Actual Accomplishment data that is correct for this activity is the number of single family units and the number of housing

units. The accomplishment data reported in the print version of the QPR as "number of properties" is incorrect. This is due to data not transferring properly at the time of a new DRGR version released in the Fall of 2010. Clark County staff has alerted the DRGR help desk and HUD of this issue but as of this date, it has not yet been resolved. At this time, there is no way to correct the reporting figure for number of properties to properly match with the number of housing units. Readers of this report are to disregard the "number of properties" stated as accomplished and expected for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/10
# of Singlefamily Units	0	2/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/8	2/10	100.00
# Owner Households	0	0	0	0/0	2/8	2/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$273,098.56
Total Other Funding Sources	\$273,098.56

Grantee Activity Number:	NLV-ARResale-HAND-PROJ
Activity Title:	NLV Acquisition Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

HAND Development Group

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,414,693.07
Total CDBG Program Funds Budgeted	N/A	\$1,089,632.07
Program Funds Drawdown	\$8,247.99	\$895,488.99
Program Funds Obligated	\$0.00	\$1,089,632.07
Program Funds Expended	\$8,247.99	\$895,488.99
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
HAND Development Group	\$8,247.99	\$895,488.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$291,100.42	\$560,004.73
Program Income Drawdown	\$119,780.74	\$261,931.17

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,089,632.07 in Federal funds were allocated to properties owned by HAND Development Group who will be responsible for the rehab and resale of 8 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

Two Federally funded properties were completed/sold to an NSP-eligible homebuyer at 120% or below AMI this quarter. To date, a total of five properties have been completed (sold) under this activity.

All other properties have been fully rehabilitated and are currently being advertised for sell to potential NSP eligible households that have been pre-approved for NSP assistance through four local housing counseling agencies that have partnered with HAND through a memorandum of understanding for intake and eligibility services. A "first look" period is provided

by HAND Development Group to the clients of the four housing counseling agencies mentioned above, and homes are also be marketed to the public through MLS following the end of that First Look period. All homebuyers must receive housing counseling and be qualified through a local housing counseling agency in order to purchase a NSP home. Program income received from the resale of one home sold in this quarter as well as two homes sold in the previous quarter was reported following processing by North Las Vegas. Clark County and North Las Vegas follow the first-in-first-out rule for all program income received under NSP1.

Funds drawn this quarter (both program funds and program income funds) were reimbursements of eligible rehabilitation expenses as well as final Developer fees paid to HAND Development Group following the resale closing. North Las Vegas also drew down funds to reimburse the cost of homebuyer closing costs paid through escrow at resale closing.

North Las Vegas staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections prior to homebuyer occupancy. In addition, all properties must meet local building codes for health and safety prior to closing.

The Actual Accomplishment data that is correct for this activity is the number of single family units and the number of housing units. The accomplishment data reported in the print version of the QPR as "number of properties" is incorrect. This is due to data not transferring properly at the time of a new DRGR version released in the Fall of 2010. Clark County staff has alerted the DRGR help desk and HUD of this issue but as of this date, it has not yet been resolved. At this time, there is no way to correct the reporting figure for number of properties to properly match with the number of housing units. Readers of this report are to disregard the "number of properties" stated as accomplished and expected for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	5/9
# of Singlefamily Units	2	5/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	2	0/0	2/7	5/9	40.00
# Owner Households	0	1	2	0/0	2/7	5/9	40.00

Activity Locations

Address	City	State	Zip
5433 Pipers Stone	North Las Vegas	NA	89031
6064 Dover Dove	North Las Vegas	NA	89031

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$325,061.00
Total Other Funding Sources	\$325,061.00

Grantee Activity Number:	NLV-ARResale-HFN-PROJ
Activity Title:	NLV Purchase and Rehabilitation for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,386,794.87
Total CDBG Program Funds Budgeted	N/A	\$1,194,029.87
Program Funds Drawdown	\$0.00	\$944,355.01
Program Funds Obligated	\$0.00	\$1,194,029.87
Program Funds Expended	\$0.00	\$944,355.01
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
Housing for Nevada	\$0.00	\$944,355.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$336,245.32
Program Income Drawdown	\$38,537.82	\$293,553.25

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AML.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,194,029.87 in Federal funds were allocated to properties owned by Housing for Nevada who will be responsible for the rehab and resale of 8 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

Of the total nine properties acquired under this activity, four have been rehabbed and sold to NSP-eligible homebuyers in previous quarters. Of the remaining five properties, four are in the process of being rehabbed and three of those have a Letter of Intent from a homebuyer which will move forward to resale closing following rehab completion.

Program income funds were drawn down for this activity this quarter to reimburse HFN for eligible rehabilitation expenses incurred based upon documentation received.

The Actual Accomplishment data that is correct for this activity is the number of single family units and the number of housing units. The accomplishment data reported in the print version of the QPR as "number of properties" is incorrect. This is due to data not transferring properly at the time of a new DRGR version released in the Fall of 2010. Clark County staff has alerted the DRGR help desk and HUD of this issue but as of this date, it has not yet been resolved. At this time, there is no way to correct the reporting figure for number of properties to properly match with the number of housing units. Readers of this report are to disregard the "number of properties" stated as accomplished and expected for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/9
# of Singlefamily Units	0	4/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	3/7	4/9	100.00
# Owner Households	0	0	0	1/0	3/7	4/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$192,765.00
Total Other Funding Sources	\$192,765.00

Grantee Activity Number:	NLV-ARResale-Mission-PROJ
Activity Title:	NLV Acquisition Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Mission Housing Development Corporation

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,256,732.55
Total CDBG Program Funds Budgeted	N/A	\$1,017,419.11
Program Funds Drawdown	\$0.00	\$805,243.34
Program Funds Obligated	\$0.00	\$1,017,419.11
Program Funds Expended	\$0.00	\$805,243.34
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
Mission Housing Development Corporation	\$0.00	\$805,243.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$95,244.40	\$95,244.40

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AML.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,017,419.11 in Federal funds were allocated to properties owned by Mission Housing who will be responsible for the rehab and resale of 7 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

Rehabilitation for one (1) property acquired with Federal NSP1 funds for this activity is currently under way with four other properties already rehabilitated and being marketed for sale. Upon completion, properties are made available to potential NSP eligible households that have been pre-approved for NSP assistance through four local housing counseling agencies that have partnered with Mission Housing through a memorandum of understanding for intake and eligibility services. A "look" period is provided by Mission to the clients of those agencies and clients may enter into a Letter of Intent with

Mission prior to completion of rehab and execution of a purchase contract. A real estate agent was hired by Mission Housing this quarter to expedite the dispositions homes. Program income funds were drawn down this quarter under this activity for the reimbursement of eligible rehabilitation expenses based upon documentation from Mission Housing. A correction was also made this quarter to the number of housing units under actual accomplishments. Although all properties have been acquired under this activity, none are yet sold (completed). Therefore a negative number was entered this quarter in order to make that correction and bring the total back to zero.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-3	0/7
# of Singlefamily Units	-3	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/5	0/7	0
# Owner Households	0	0	0	0/0	0/5	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$239,313.44
Total Other Funding Sources	\$239,313.44

Grantee Activity Number:	NLV-NSP-ADMIN
Activity Title:	NLV Administration

Activity Category:

Administration

Project Number:

NSP - F (NLV)

Projected Start Date:

03/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning Costs (NLV)

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of North Las Vegas - Housing and Neighborhood

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$777,519.00
Total CDBG Program Funds Budgeted	N/A	\$683,774.00
Program Funds Drawdown	\$149,965.76	\$166,183.74
Program Funds Obligated	\$0.00	\$683,774.00
Program Funds Expended	\$149,965.76	\$166,183.74
City of North Las Vegas - Housing and Neighborhood	\$149,965.76	\$166,183.74
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide general administration and planning activities to include: - Administration of NSP activities, General oversight and Professional Services as needed.

Location Description:

City of North Las Vegas.

Activity Progress Narrative:

North Las Vegas Administration funds were drawn this quarter to cover staff salaries as well as supplies and travel related to NSP1 program implementation. Staff is working to draw down all personnel expenses charged to NSP1 in the next quarter from fiscal year 2010/2011. Following a recent monitoring, Clark County is reviewing additional North Las Vegas Administration funds draw requests along side Administration funds requests for other HUD fund grants. Additional information has been requested regarding personnel allocation and additional Administration draws requested by North Las Vegas will not be processed until Clark County management approval of the information requested. Clark County has requested that going forward, North Las Vegas submit Administration expense draws for all HUD programs administered by Clark County (including NSP, HOME and CDBG) in a single report on a quarterly basis. North Las Vegas is working with their respective departments to make the changes needed in order to meet this request.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$93,745.00
Total Other Funding Sources	\$93,745.00
